

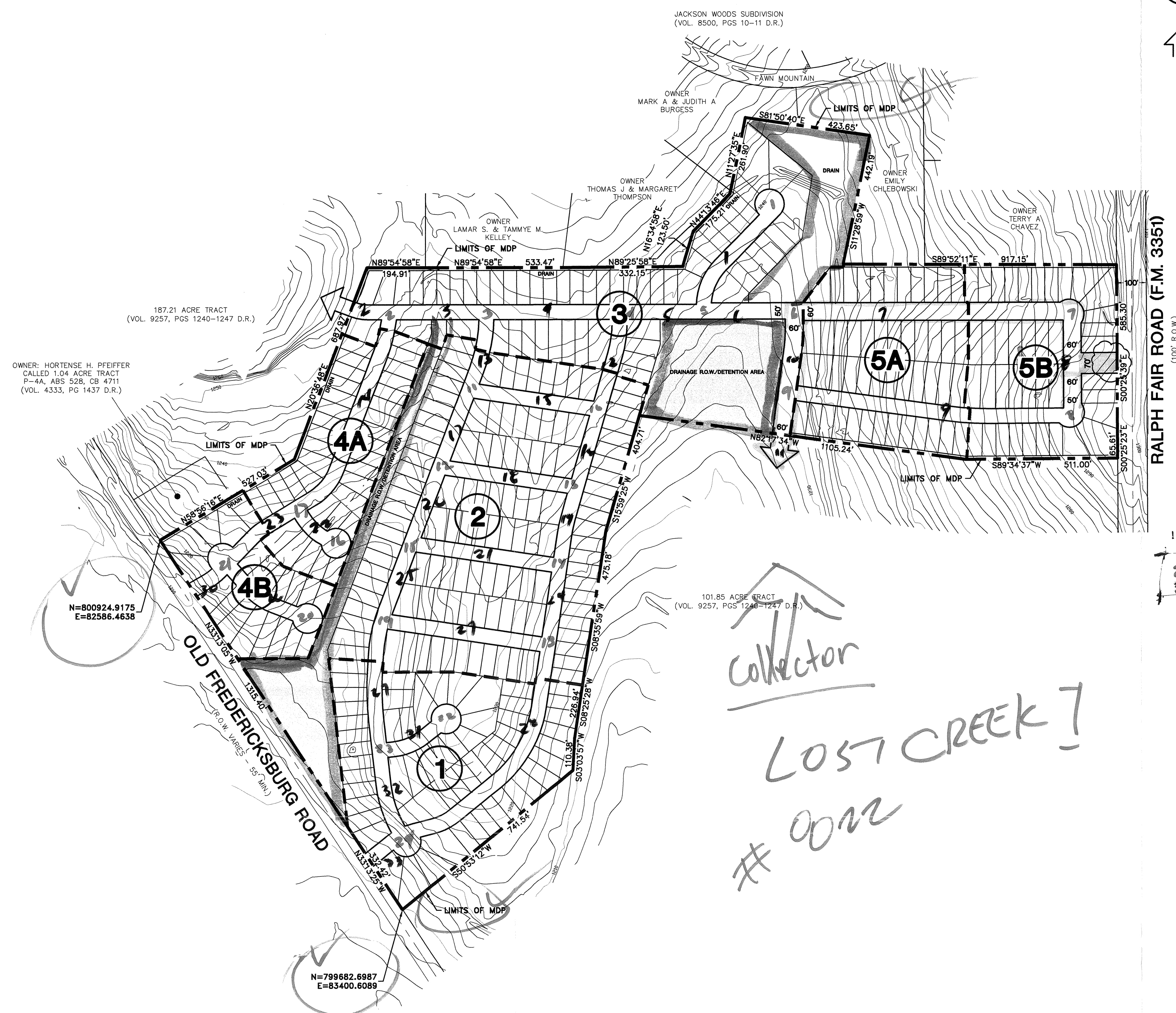
PARK SPACE SUMMARY (SINGLE FAMILY)		
REQUIRED PARK SPACE/ OPEN SPACE	377 LOTS X $\frac{1 \text{ ACRE}}{70 \text{ LOTS}}$	= 5.4 AC.

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	10.62	59	5.56	—	JANUARY 2007
2	SINGLE FAMILY RESIDENTIAL	22.49	120	5.35	—	JANUARY 2008
3	SINGLE FAMILY RESIDENTIAL	18.13	56	3.09	—	JANUARY 2009
4A	SINGLE FAMILY RESIDENTIAL	5.73	36	6.28	—	JANUARY 2010
4B	SINGLE FAMILY RESIDENTIAL	4.09	20	4.89	—	JANUARY 2011
5A	SINGLE FAMILY RESIDENTIAL	7.84	47	5.99	—	JANUARY 2012
5B	SINGLE FAMILY RESIDENTIAL	7.57	39	5.15	—	JANUARY 2013
	TOTALS/AVERAGE	76.47	377	4.93	—	







LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	69.56
**DRAINAGE ROW/NATURAL AREA	6.91
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	-
TOTALS	76.47

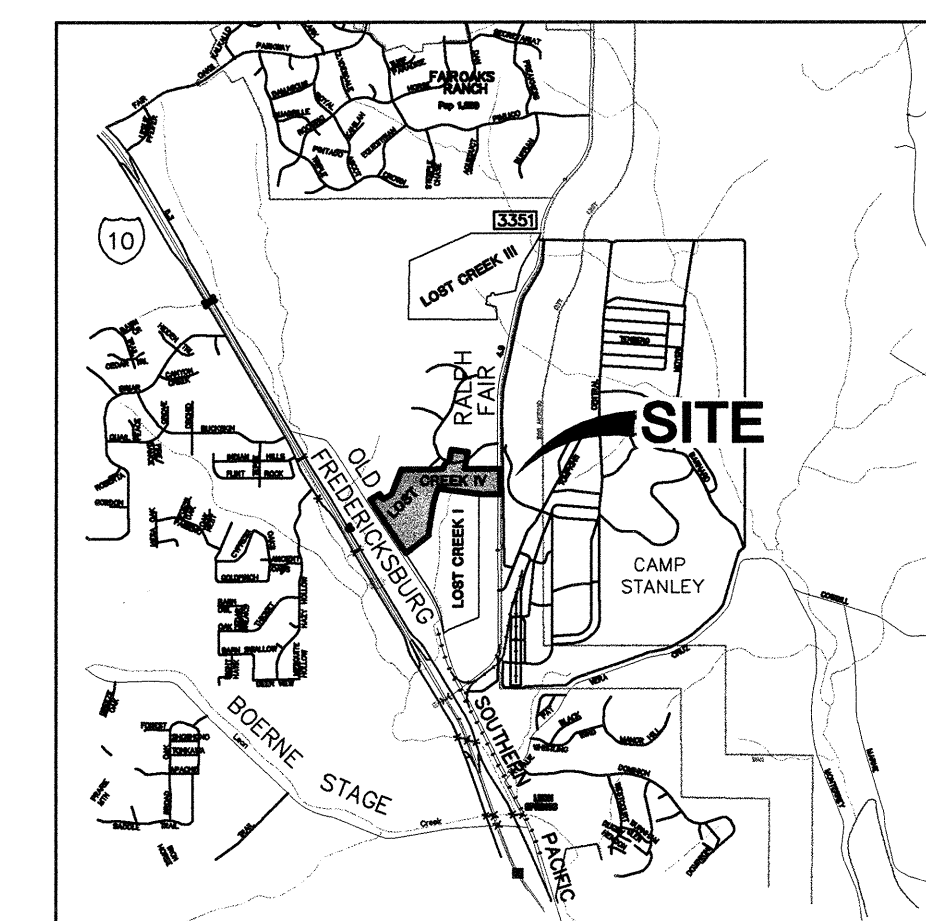
***INCLUDES FLOOD PLAIN



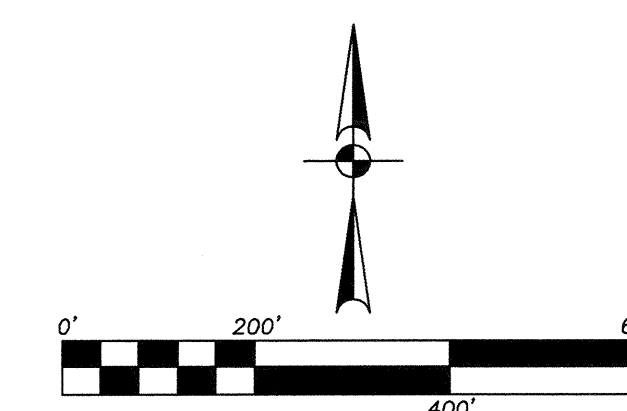
Collector
LOST CREEK I
0022

LEGEND:

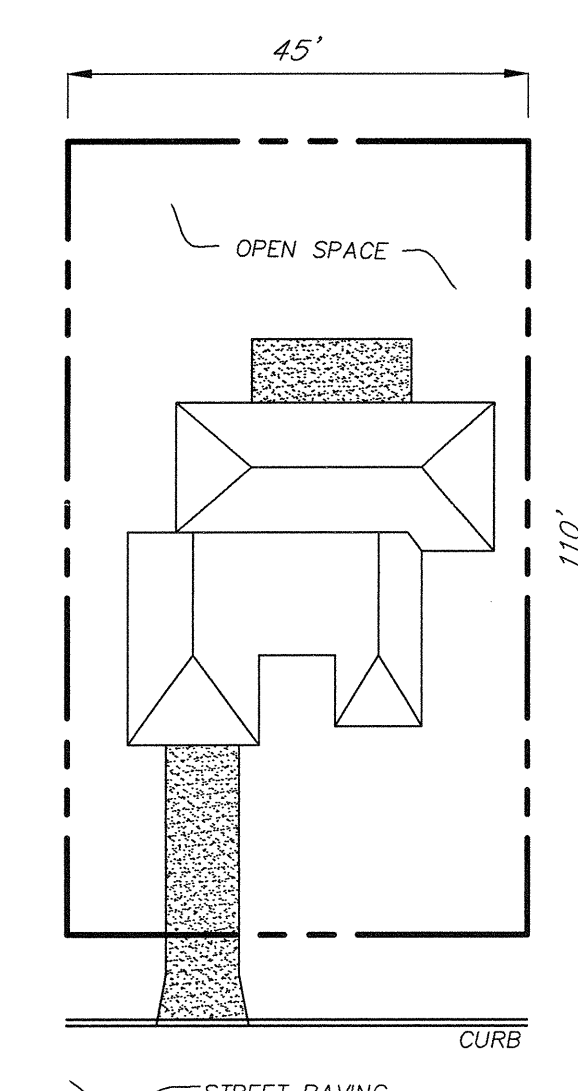
	PHASE LINE
	10' CONTOURS
	ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
	STORMWATER DETENTION AREA/DRAINAGE R.O.W.
	UNIT NUMBER
	FUTURE STREET EXTENSION



LOCATION MAP
NOT-TO-SCALE



SCALE : 1"=200



TYPICAL RESIDENTIAL LOT
(45' X 110')
(NOT TO SCALE)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SBC
GAS:	GREY FOREST UTILITY

LOST CREEK IV MASTER DEVELOPMENT PLAN

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

SERVICES

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: FEBRUARY 10, 2005 | JOB NO. 6198-00
REVISED DATE: JUNE 16, 2005

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

PROPERTY LEGAL DESCRIPTION

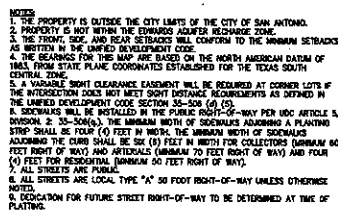
A 76.47 ACRES, COMPRISED OF A 53.72 ACRE, MORE OR LESS, TRACT OF LAND, BEING OUT OF THE MARIA F. HERNANDEZ SURVEY No. 420, ABSTRACT No. 314, COUNTY BLOCK 4709, 17.757 ACRE TRACT OF LAND, BEING OUT OF THE J. M. McCULLOCK AND CO. SURVEY No. 29, ABSTRACT No. 528, COUNTY BLOCK 4711 AND 3.931 ACRE TRACT OF LAND, BEING OUT OF THE CESANA CARMONIA SURVEY No. 300, ABSTRACT No. 153, COUNTY BLOCK No. 4733, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 9257, PAGE 1252.

Date: Jun 22, 2005, 4:40pm User ID: JRios
File: P:\61\98\00\DESIGN\CIVIL\MDP619800.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

NOP # 829

0034

[illegible]

PARK SPACE SUMMARY (SINGLE FAMILY)

REQUIRED PARK SPACE/ OPEN SPACE	377 LOTS X 1 ACRE 70 LOTS	= 5.4 AC.
---------------------------------------	------------------------------	-----------

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
ANT/ PHASE	LAND USE	CROSS AREA (AC)	NO. OF BUILDABLE LOTS	DENSITY (LOTS/AC)	1,000 SQUARE NATURAL AREA (AC)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	16.82	59	3.56	-	JANUARY 2000
2	SINGLE FAMILY RESIDENTIAL	22.49	120	5.33	-	JANUARY 2000
3	SINGLE FAMILY RESIDENTIAL	18.13	58	3.09	-	JANUARY 2000
4A	SINGLE FAMILY RESIDENTIAL	6.73	36	8.28	-	JANUARY 2011
4B	SINGLE FAMILY RESIDENTIAL	5.09	20	3.89	-	JANUARY 2011
5A	SINGLE FAMILY RESIDENTIAL	2.84	47	16.55	-	JANUARY 2011
5B	SINGLE FAMILY RESIDENTIAL	7.57	39	0.15	-	JANUARY 2011
TOTALS/AVERAGE		76.97	377	4.93	-	

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	89.58
DRAINAGE ROW/NATURAL AREA	8.91
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	--
TOTALS	78.47

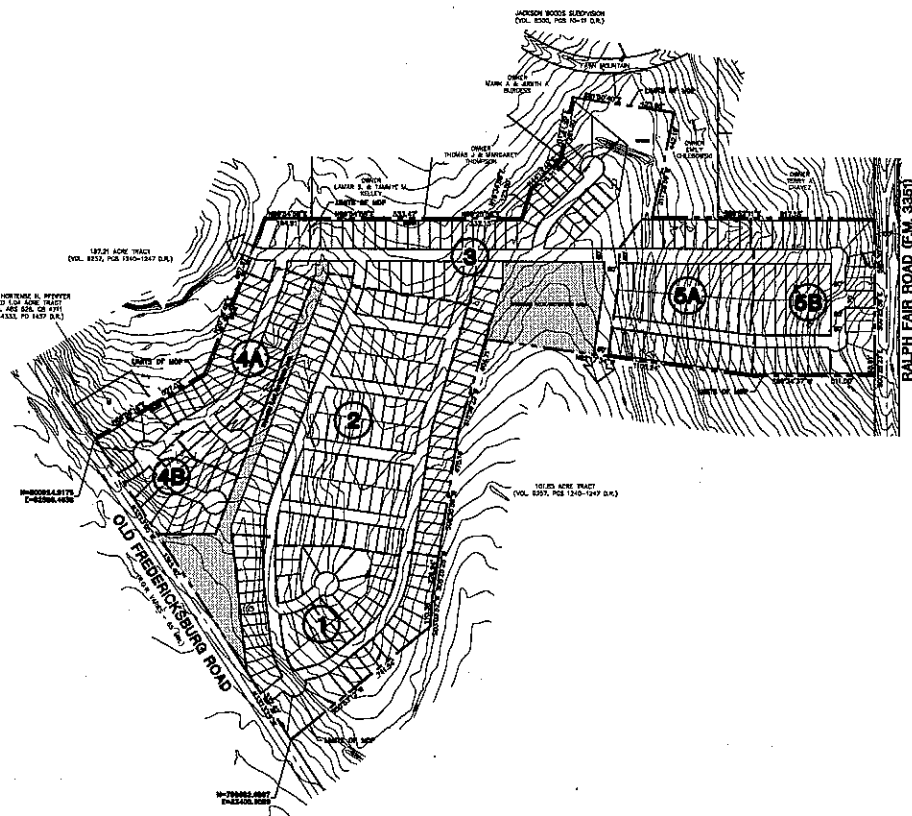
**INCLUDES FLOOD PLAN

PROPERTY LEGAL DESCRIPTION

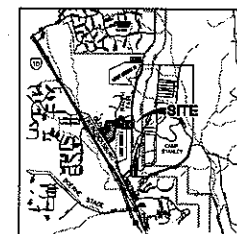
A 76.47 ACRES, COMPRISED OF A 53.32 ACRES, MORE OR LESS, TRACT OF LAND, BEING OUT OF THE MARIA F. HERNANDEZ SURVEY No. 428, ABSTRACT No. 314, COUNTY BLOCK 4709, 17.157 ACRE TRACT OF LAND, BEING OUT OF THE 32 ACRES, LOCK AND CEE SURVEY No. 20, ABSTRACT No. 526, COUNTY BLOCK 4711 AND 2.841 ACRE TRACT OF LAND, BEING OUT OF THE CESANA CARMONA SURVEY No. 300, ABSTRACT No. 133, COUNTY BLOCK No. 4733, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 9157, PAGE 1552.

DEV. SERVICES

2005 JUL 13 A 7: 21



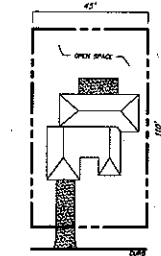
LEGEND:



LOCATION MAP
NOT-TO-SCALE



SCALE : 1"=200'



TYPICAL RESIDENTIAL LOT
(45' X 100')
(NOT TO SCALE)

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC
GAS: GREY FOREST UTILITY

LOST CREEK IV MASTER DEVELOPMENT PLAN

NDP PLAN NO. _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

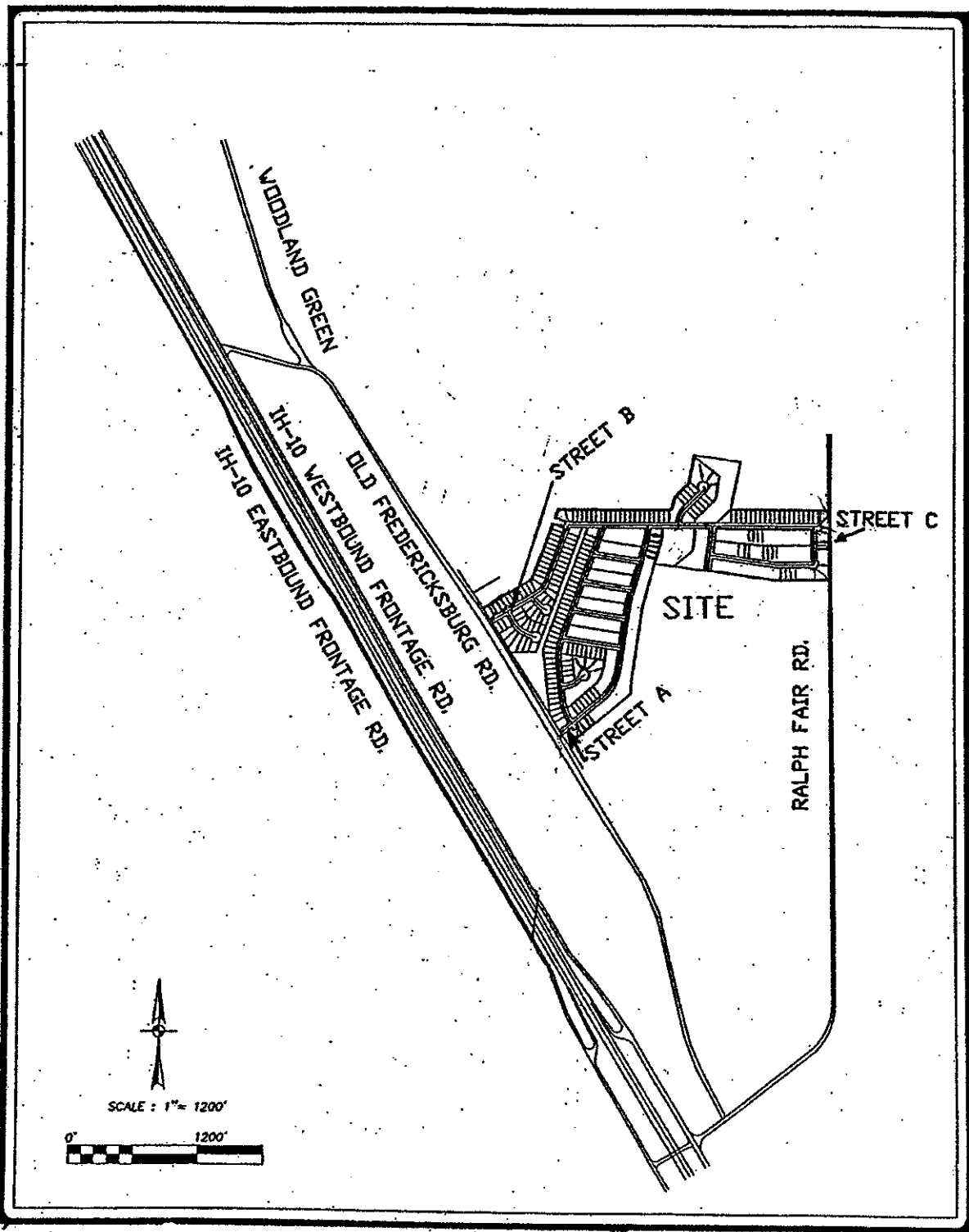
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX S, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:



**PAPE-DAWSON
ENGINEERS**
1988-2008 = 40 YEARS OF EXCELLENCE

310 EAST RAMBLE | SAN ANTONIO TEXAS 78214 | PHONE: 214.377.8000
FAX: 214.377.9079
* PREPARATION DATE: FEBRUARY 10, 2005 JOB NO. 6198-00
REVISED DATE: JUNE 18, 2005



ATTACHMENT A



City of San Antonio
Planning Department *R.L.*
Master Development Plan Section
APPLICATION



Date: _____

Case Manager:

Robert Lombrano , Planner II (**Even** File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (**Odd** file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies*

Project Name: Lost Creek IV

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com



City of San Antonio
Planning Department *R.L.*
Master Development Plan Section
APPLICATION



Date: _____

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number: <div style="text-align: right; transform: rotate(90deg); font-size: small;">RECEIVED CITY SERVICES FEB 16 2003</div>
--	---

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO**

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Other: _____ | |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: Lost Creek IV

Owner/Agent: Centex Homes Phone: (210) 496-1985 Fax: (210) 496-0449

Address: 1354 North Loop 1604 East, #108 San Antonio, TX Zip code: 78232

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9030

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

N/A

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: <See Plan>

Total Number of lots: 401 divided by acreage: 77.50 = Density: 5.2

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Boerne Ferguson map grid: Pg 447, D-6, D-7, E-6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name No No. _____

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

DEV. SERVICES
2005 FEB 16 9:31

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

DEV SERVICES
2003 FEB 16 A 9:37

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

REV. SERVICES
2005 FEB 16 4:09:37

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

RECEIVED
CITY SERVICES
OCT 16 A 9:37

Owner or Authorized Representative:

I certify that the Lost Creek IV Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Rick Pierce Signature: Rick Pierce

Date: 1-28-05 Phone: 496-1985 Fax: 496-0449

E-mail: RPierce@centexhomes.com

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Lost Creek IV File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's associated with this project:**

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ **I recommend approval**

☐ **I do not recommend approval**

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



5005

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombroso, Planner II (Even File number)
(210) 207-5014, rlombroso@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- 0503017
- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

(Check One)

Project Name: Lost Creek IV File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any **MDP's**, **POADP's**, and **PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies



☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Lost Creek IV MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

K. L. M. Nijm
Signature

Manager
Title

3-22-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

0503017

(Check One)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development District
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)
<input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1)
<input type="checkbox"/> Plat Certification Request
Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)
<input type="checkbox"/> Other: _____ |
|---|---|

Date: _____

(Check One)

Project Name: Lost Creek IV File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's associated with this project:**

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 MAR 17 A 8:59



I recommend approval



I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Lost Creek IV MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

Karl M. Nijm
Signature

Manager
Title

3-22-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



BEXAR COUNTY

City of San Antonio Development Services Department Master Development Plan

REQUEST FOR REVIEW



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (ML-I) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Lost Creek IV File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any *MDP's, POADP's, and PUD's associated with this project:*

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection.

Comments: It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.

County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Signature *Todd S.* Title *Civil Engineer Assistant* Date *6-30-05*

Please return this form to appropriate Case Manager by next scheduled meeting.



Bexar County

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

(Check One)

Project Name: Lost Creek IV File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

Reference Any *MDP's, POADP's, and PUD's associated with this project:*

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

1) PROVIDE COLLECTION SECTION FOR ACCESS INTO RALPH FAIR
MINIMUM ONE LOT DEPTH.
2) DO NOT SIDE RESIDENTIAL LOTS AGAINST OLD
FREDERICKSBURG.

3) COMBINE LOST CREEK I TRAFFIC WITH LOST CREEK IV
TRAFFIC AND DISTRIBUTE AT EACH ACCESS POINT
ILLUSTRATE DISTRIBUTION IN T.I.A.

4) NOTES: ADD OR "LATEST VERSION OF" BEHIND 2001 EDITION

Ill. Sy Civil Engineer Assistant 3-15-05

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



CITY OF SAN ANTONIO

July 18, 2005

Jon Adame, P.E.

Pape-Dawson Engineers Inc.
555 East Ramsey,
San Antonio, TX 78216

Re: Lost Creek IV Subdivision

MDP # 829

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Lost Creek IV Subdivision Master Development Plan M.D.P. # 829. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 829 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The Historic Preservation Office cites the following conditions:
 1. It is believed that cultural resources exist within the project area that should be inventoried before this project moves forward.
 2. The cultural resources review will be conducted at the time of platting.
- The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Lost Creek IV Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Lost Creek IV Development is located at the northeast quadrant of Old Fredericksburg Road and Ralph Fair Road in Bexar County. The proposed development consisting of 76.47 acres is proposed to be developed with 377 single-

family residences. Lost Creek IV is estimated to generate 294 AM peak hour trips and 396 PM peak hour trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Lost Creek IV Development MDP, at no cost to the City of San Antonio:

1. It is recommended that the roadway leading into the residential subdivision east of Old Fredericksburg should be a collector width (70' of Right-of-way and 44' of pavement) up to the first residential street.
2. Both IH-10 frontage roads should be converted to one-way operation, as soon as practical.
3. Construct a northbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Old Fredericksburg Road and the proposed street A entrance to the residential subdivision.
4. Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.
5. Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study. If one -way conversion of frontage road does not occur within the next five years, other traffic issues may arise.
6. A left turn lane is needed on northbound Ralph Fair Road at Old Fredericksburg Road to deal with PM traffic. While signalization of this intersection may be undesirable, it may be needed for safety. Traffic signal warrants should be reviewed annually to determine if and when a traffic signal should be installed.
7. All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
8. Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA concurrent with the proposed Lost Creek IV MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient

Mr. Adame
July 18, 2005
Page 3

movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance.

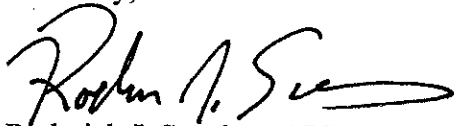
I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works

Robert Lombrano

HISTORIC

From: Kay Hinds
Sent: Monday, April 11, 2005 5:30 PM
To: Michael Herrera
Cc: Robert Lombrano; 'jadame@pape-dawson.com'
Subject: Lost Creek IV MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. The conditions for the approval for the above referenced MDP are as follows:

- (1) We believe that cultural resources exist within the project area that should be inventoried before this project moves forward;
- (2) The cultural resources review will be conducted at the time of platting.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

Ernest Brown

From: Lyndon Duano
Sent: Friday, July 01, 2005 8:23 AM
To: Michael Herrera; 'jjpacheco@pape-dawson.com'
Cc: Ernest Brown; Sam Dent; Robert Lombrano; Terrance Jackson
Subject: Lost Creek IV MDP

Michael,

I have no further comments for the above project and approved the submittal.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Ernest Brown

From: Lyndon Duano
Sent: Tuesday, June 28, 2005 9:37 AM
To: Michael Herrera; 'jadame@pape-dawson.com'
Cc: Ernest Brown; Robert Lombrano; Terrance Jackson
Subject: Lost Creek IV MDP

I have received a resubmittal of the above MDP. They have not address my comments as of March 3, 2005. This MDP is not approve at this time.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Ernest Brown

From: Lyndon Duano
Sent: Wednesday, March 30, 2005 2:19 PM
To: Robert Lombrano; Ernest Brown
Cc: Terrance Jackson
Subject: MDP & PUD Submittal

The following are not approved pending comments:

CTI Residential Subdivision, MDP send comments 3/30/05
Lost Creek IV, MDP send comments 3/3/05
Lost Creek III, MDP send comments 3/3/05
Sundance Subdivision, MDP send comments 3/9/05
Lost Creek I, MDP send comments 2/9/05
Werner Tract, MDP send comment 1/6/05

The Woods At Westover Hills, Phases IV & V (PUD) send comments 2/9/05
The Woods At Westover Hills, Phases VI (PUD) send comments 2/9/05

I you have any question please call me.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Ernest Brown

From: Karen.Stahn@saws.org

Sent: Wednesday, March 23, 2005 3:21 PM

To: Ernest Brown

Cc: jadame@pape-dawson.com

Subject: SAWS Aquifer Protection & Evaluation Review for Lost Creek IV MDP

Attached is our review for the above project.

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

Ernest Brown

From: Sam Dent
Sent: Monday, May 23, 2005 9:35 AM
To: jadame@pape-dawson.com
Cc: Ernest Brown
Subject: MDP Review Comments - Lost Creek IV

See attached.

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage
City of San Antonio

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: Jon Adame, P.E.
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: May 23, 2005

SUBJECT: MDP Review Comments
Lost Creek IV

1. Based upon the information provided, the above referenced MDP is approved with the following conditions:
 - a. Provide pavement transition from the Local Type B off Ralph Fair Road to the respective Local Type A.
 - b. In Note 5, change the reference to UDC Section 35-506(d)(5).
 - c. It appears that three(3) cul-de-sacs in Unit 2 are greater than 500 feet in length, so they will require turnaround rights-of-way of 120 feet in diameter.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Ernest Brown

From: Marc Courchesne
Sent: Friday, July 01, 2005 8:30 AM
To: Ernest Brown; Robert Lombrano; Marc Courchesne; Richard Chamberlin; 'jadame@pape-dawson.com'
Subject: Lost Creek IV, MDP **APPROVAL**

TIA recommends the approval of the Lost Creek IV, MDP.



LostCreekIV.pdf

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division
FROM: Development Services TIA Division
COPIES TO: File
SUBJECT: Lost Creek IV (Level 1 TIA), MDP
DATE: June 30, 2005

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Lost Creek IV Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Lost Creek IV Development is located at the northeast quadrant of Old Fredericksburg Road and Ralph Fair Road in Bexar County. The proposed development consisting of 76.47 acres is proposed to be developed with 377 single-family residences. Lost Creek IV is estimated to generate 294 AM peak hour trips and 396 PM peak hour trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Lost Creek IV Development MDP, at no cost to the City of San Antonio:

- It is recommended that the roadway leading into the residential subdivision east of Old Fredericksburg should be a collector width (70' of Right-of-way and 44' of pavement) up to the first residential street.
- Both IH-10 frontage roads should be converted to one-way operation, as soon as practical.
- Construct a northbound right-turn deceleration lane with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Old Fredericksburg Road and the proposed street A entrance to the residential subdivision.
- Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.
- Periodically compare the growth in traffic in the surrounding areas with projections in this study. External factors may impact the results of this study. If one -way conversion of frontage road does not occur within the next five years, other traffic issues may arise.
- A left turn lane is needed on northbound Ralph Fair Road at Old Fredericksburg Road to deal with PM traffic. While signalization of this intersection may be undesirable, it may be needed for safety. Traffic signal warrants should be reviewed annually to determine if and when a traffic signal should be installed.

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.
- **It should be understood that the submitted TIA concurrent with the proposed Lost Creek IV MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan.** All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.



Marc A. Courchesne
Senior Engineering Technician

Approved by:



Richard W. Chamberlin, P.E.
Engineer
Development Services TIA Division

ID 2005TIA0607

Ernest Brown

From: Marc Courchesne
Sent: Monday, February 28, 2005 3:35 PM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'jadame@pape-dawson.com'
Subject: Lost Creek IV, MDP **DISAPPROVAL**

TIA recommends the disapproval of Lost Creek IV, MDP.
Redlines are in the engineer pick-up box.

Thank You,

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Marc Courchesne
Sent: Wednesday, February 23, 2005 7:46 AM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'jadame@pape-dawson.com'
Subject: Lost Creek IV MDP, **DISAPPROVAL**

TIA recommends the disapproval of Lost Creek IV, MDP. Please revise Level 1 TIA and provide the following in order to expedite the approval of this MDP:

- Illustrate lane configuration of roadways adjacent to site.
- Provide brief description of pavement condition.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Christopher Looney
Sent: Wednesday, March 16, 2005 8:42 AM
To: 'jadame@pape-dawson.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera
Subject: Lost Creek IV MDP

Lost Creek IV MDP

Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown

From: Mark C. Bird
Sent: Wednesday, March 16, 2005 4:38 PM
To: 'jadame@pape-dawson.com'
Cc: Ernest Brown; Michael Herrera; Debbie Reid
Subject: Lost Creek IV Tree aprvl



Lost Creek IV MDP
tree aprvl.d...



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 3/16/05

Subject: Master Development Plan Lost Creek IV, A/P #1088453

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

There is no approved Tree Preservation Plan for this MDP.

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Ernest Brown

From: John McDonald
Sent: Tuesday, April 05, 2005 9:48 AM
To: 'jadame@pape-dawson.com'
Cc: Ernest Brown
Subject: Lost Creek IV



MEMO - MDP Lost
Creek IV APP.d...

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: John Adame, Pape-Dawson Engineers, Inc.

FROM: John McDonald, Senior Planner

COPIES: Ernest Brown

SUBJECT: Lost Creek IV Master Development Plan

DATE: April 5, 2005

I recommend approval of the Lost Creek IV Master Development Plan.

Lost Creek IV is a proposed subdivision of 391 single-family residential units. UDC Section 35-503 requires 1 acre of parkland for every 70 single-family residential units. Lost Creek IV has a parkland dedication requirement of 5.6 acres of parkland.

A note on the master plan states that Centex Homes, the developer/owner of the Lost Creek Subdivision will once again not provide parkland, and has instead opted to pay a fee in lieu of parkland. This fee is to be determined and paid at time of platting.

Ernest Brown

From: tsang@bexar.org
Sent: Thursday, June 30, 2005 12:46 PM
To: Ernest Brown; jadame@pape-dawson.com
Cc: Michael Herrera
Subject: Lost Creek IV **Approval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Ernest Brown

From: tsang@bexar.org
Sent: Tuesday, March 15, 2005 4:43 PM
To: Ernest Brown; jadame@pape-dawson.com
Cc: Michael Herrera; cdelacruz@co.bexar.tx.us
Subject: Lost Creek IV

TRANSMITTAL

1965-2005



To:

DEVELOPMENT SERVICES

Attn:

ERNEST BROWN
1901 S. ALAMO

Date:

07/12/05

Re:

Lost Creek IV MDP

QUANTITY	DESCRIPTION
8	COPIES
1	8 1/2" x 11" REVISION

2005 JUL 13 A 7:21
DEV. SERVICES

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS

From:

JESSE PACHECO

Project No.:

6198-00

CC:

PAPE-DAWSON ENGINEERS, INC.

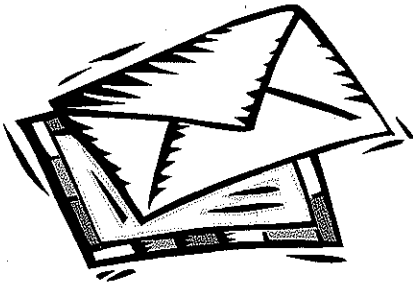
555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com



Item for Pick-up!

For: Lost Creek IV
Jesse Pacheco
\$500 TIA Fee (Incorrect Amt.)
From: MOP (Dustin Eriley)

P/U Signature & Date: Dustin Eriley 2-24-05

Mr. Brown,

place in lost
Creek IV file.

Thanks
Dustin

TRANSMITTAL

1965-2005



To: DEVELOPMENT SERVICES
Attn: DUSTIN FINLEY
1901 S. ALAMO 2ND FLOOR

Date: 02/21/05

Re: LOST CREEK IV

QUANTITY	DESCRIPTION
<u>1</u>	<u>CHECK FOR \$300⁰⁰ TIA FEE</u>

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS DELIVER TO DUSTIN FINLEY AND EXCHANGE
\$300 CHECK FOR \$500 CHECK AND BRING
BACK.

From: JESSE PACHECO Project No.: 6197-00

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	TIA4LC	01/28/05	76521 MISC LP FRIARS	500.00		
	TIA4LC	01/28/05	Invoice total	500.00		
			Vendor payment	500.00		500.00
<p><i>Original of this check returned to Applicant.</i></p> <p><i>Check made out for the incorrect Amount.</i></p> <p><i>Sign & Date</i></p> <p><i>TIA LOST creek distributed 2/16/05</i></p>						
Total vendor payment				500.00		500.00

CHECK NO: 109763 PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861 DATE: 01/28/05

SAFEGUARD. CK7J0NTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES
SAN ANTONIO
 1354 N LOOP 1604 EAST
 SUITE 108
 SAN ANTONIO, TX 78232

NO **109763** 64-1278
 611
 DATE Jan. 28, 2005

AMOUNT
 *****\$500.00

Five Hundred Dollars and 00 Cents

CENTEX

Bank of America N.A. Atlanta, DeKalb County, Georgia

PAY TO THE
 ORDER OF

 CITY OF SAN ANTONIO
 P.O. Box 839966
 SAN ANTONIO, TX 78283

[Signature]
 AUTHORIZED SIGNATURE
[Signature]
 AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

109763 061112788 3299971426

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	TIA4LC	01/28/05	76521 MISC LP FRIARS	500.00		
	TIA4LC	01/28/05	Invoice total	500.00		
			Vendor payment	500.00		500.00
			DEV. SERVICES			
			2005 FEB 16 A 9:37			
			<u>TIA</u>			
			Total vendor payment	500.00		500.00

CHECK NO: 109763 PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861 DATE: 01/28/05

 SAFEGUARD. CK7JCN7X3VCC1N LITHO USA

6 ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER 6

CENTEX HOMES

SAN ANTONIO

1354 N LOOP 1604 EAST

SUITE 108

SAN ANTONIO, TX 78232

NO. 109763

64-1278
611

DATE Jan 28, 2005

AMOUNT

*****\$500.00

Five Hundred Dollars and 00 Cents

CENTEX

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE
ORDER OF

CITY OF SAN ANTONIO
P.O. Box 839966
SAN ANTONIO, TX 78283


AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

6 THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW 6

109763 061112788 3299971426

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	TREES4LC	01/28/05	76521 MISC LP FRIARS	75.00		
	TREES4LC	01/28/05	Invoice total	75.00		
			Vendor payment	75.00		75.00
<p>DFX SERVICES</p> <p>2005 FEB 15 A 9:37</p> <p>TREES</p>						
			Total vendor payment	75.00		75.00

CHECK NO: 109764 PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861 DATE: 01/28/05

SAFEGUARD CK7JCN7X3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES

SAN ANTONIO

1354 N LOOP 1604 EAST

SUITE 108

SAN ANTONIO, TX 78232

NO 109764

64-1278
611

DATE Jan 28, 2005

AMOUNT

\$75.00

Seventy Five Dollars and 00 Cents

CENTEX

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE
ORDER OF

CITY OF SAN ANTONIO
P.O. Box 839966
SAN ANTONIO, TX 78283

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

109764 061112788 3299971426

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3266382

AMT ENCLOSED _____

50-05-5574
CENTEX HOMES
1354 N. LOOP 1604 E, STE 108
SAN ANTONIO, TEXAS 78232

AMOUNT DUE 500.00
INVOICE DATE 2/16/2005
DUE DATE 2/16/2005

MDP 829

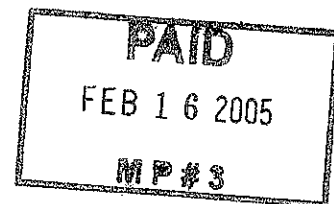
PHONE: (000) 000-0000

MDP
LOST CREEK IV

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
2/16/2005	3266382	50-05-5574	2/16/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
507 CHN 125 SN 1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	02/16/2005		CK#109758	
END	02/16/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE